

292668

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Recording requested by:

Recording Requested By
CHICAGO TITLE COMPANY

AUG -2 1996

And when recorded, mail to:

City of Riverside
Public Works Department
3900 Main Street
Riverside, California 92522

Recorded in Official Records
of Riverside County, California
Recorder
Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: CU-046-945
University Ave. & Iowa Ave.
A.P.N. 250-250-014 -3
TRA: 009-064

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): HYROSEN PROPERTIES, INC., a California corporation.

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside, California, hereby declares that on June 8, 1995, a waiver of parcel map for lot line adjustments was granted to the above-referenced property owner(s) to create the parcels of real property as described in Exhibit "A" attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California, which parcels as described in said Exhibit "A" thereby created comply with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE.

PLANNING COMMISSION OF THE
CITY OF RIVERSIDE

STEPHEN J. WHYLD
PLANNING DIRECTOR

Dated: May 6, 1996

By J. Craig Aaron
J. CRAIG AARON
PRINCIPAL PLANNER

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside } ss

On May 6, 1996, before me Janis Lowry
(date) (name)

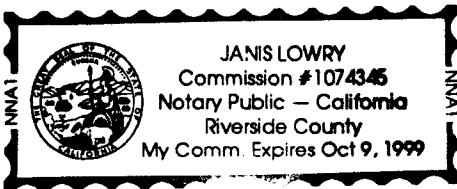
a Notary Public in and for said State, personally appeared

J. Craig Aaron
Name(s) of Signer(s)

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Janis Lowry
Signature



OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
() Corporate Officer(s)

Title _____

Title _____

- () Guardian/Conservator
() Individual(s)
() Trustee(s)

☒ Other
Principal Planner

- () Partner(s)
() General
() Limited

The party(ies) executing this document is/are representing:

City of Riverside

C46945H.PMW



3050 Chicago Avenue
Suite 100
Riverside, CA 92507
(909) 782-0707

RICK ENGINEERING COMPANY

Legal Description

Page 1 of 1

EXHIBIT "A"

TC Ref.	_____
Co.	_____
Order No.	_____
Date	_____
Descr.	_____
Rev. By	_____

LEGAL DESCRIPTION

Parcel F-2

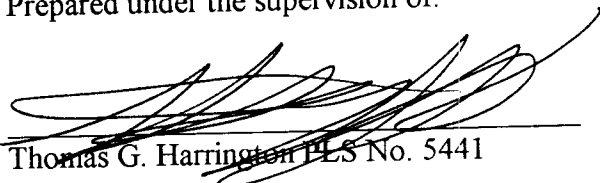
A portion of Parcel 3 of Parcel Map filed in Book 14, Page 10 of Parcel Maps, Records of Riverside County, California, all within the City of Riverside, County of Riverside, State of California, and located in Section 19, Township 2 South, Range 4 West, San Bernardino Base and Meridian, more particularly described as follows:

BEGINNING at the Southeasterly corner of said Parcel 3, said corner being on the Northerly 62.00 foot half-width sideline of University Avenue;
THENCE along said sideline North 89°16'50" West 189.12 feet;
THENCE along the Westerly line of said lot, North 00°47'10" East 180.00 feet;
THENCE South 89°16'50" East 188.91 feet;
THENCE South 00°43'10" West 180.00 feet to the POINT OF BEGINNING.

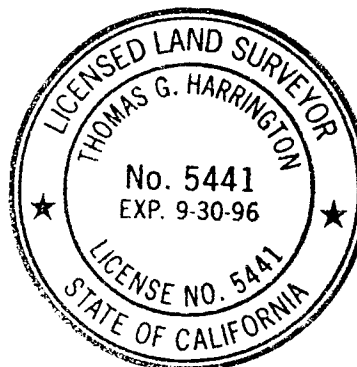
Containing 34,023 square feet, more or less.

RICK ENGINEERING COMPANY

Prepared under the supervision of:


Thomas G. Harrington PLS No. 5441

5-6-96
Dated



DESCRIPTION APPROVAL 5/6/96

for SURVEYOR, CITY OF RIVERSIDE by Kep

EXHIBIT 'B'

292668

PARCEL B

LOT 61
MB 6/44 SB

PARCEL 1
PM 5/44

LOT 62
MB 6/44 SB

PARCEL 2
RS 52/69

PARCEL F-1
51,892 SQ. FT.

PARCEL 3

PARCEL F-2
34,023 SQ. FT.

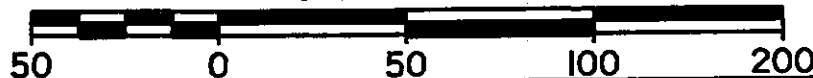
PM 14/10

PARCEL 1
RS 53/63



UNIVERSITY AVENUE

SCALE 1" = 50'



LEGEND

() INDICATES RECORD
DATA PER PM 14/10

LOT SPLIT
ROSEN PROPERTY
APN 250-250-014

RICK ENGINEERING COMPANY

CIVIL ENGINEERS SURVEYORS PLANNERS
3050 CHICAGO AVE., SUITE 100, RIVERSIDE, CA 92507

SCALE 1"=50'

DATE 4-30-96

PLOT DATE: 6-MAY-1996

JN 12644